

Town of Tyringham
Planning Board Meeting
7:00 PM April 15, 2015
Town Hall, Tyringham, Ma 01264

Approved Minutes

In Attendance: Robin Almgren, Christina Alsop, April Roche, Mike Curtin

Public Present: Matt Puntin

Mail: Letter from Patrick McColgan, a land surveyor representing George Elvin of Cooper Creek Rd., concerning the purchase of land and presentation of a plot plan.

Minutes of 3/18/15 and 3/26 were approved.

New Business: The public hearing concerning the proposal of zoning by-laws for solar and wind has been re-scheduled for April 24th 7 PM at the town hall.

The board voted unanimously to sign off for a mud room building permit requested by Matt Puntin of 61 Goose Pond Rd.

It was noted that we need a new building permit form.

Old Business:

Solar by-law limiting large Industrial Solar installations: Robin re-addressed the by law in order to give better guidelines for the set back and site plan requirements. The by-laws are posted. But after discussion, the board was on the fence regarding whether the Small Wind Energy by -law should require a special permit instead of a 'site plan review' which doesn't seem to have precedence in Tyringham. We decided to address this after the Public Hearing, possibly including that the granter of a 'Site Plan Review' would be the Planning Board and the Building Inspector. The advantage of changing the wording to 'Special Permit' is that Special Permits have set back requirements and guide lines in the zoning laws.

Matt Puntin also had some experience and feedback for us concerning our solar guide lines.

- 1) He requested a definition of what was inclusive in the three acres allowed; i.e. did we intend this to signify the total Array area or the area covered by the solar equipment?
- 2) He indicated that considering the land area in use will have been clear cut, that storm water drainage was not addressed. He recommended that the site should be evaluated before installation and that the post construction run off should not exceed the pre-construction run off.
- 3) Matt pointed out that Solar requires a 3 phase electric supply. The board should have the requirement of confirmation that the Electric Utilities are committed to processing the electricity before approval is granted.

All members are requested to read the up dated by laws in Robin's e-mail dated 4/6/15

Meeting was adjourned at 8:50 PM

Our next meeting will be May 6, 2015.... and Public Hearing April 24!

Respectfully submitted, Christina Alsop